

Station 1 Summary

Discussion and Summary

The purpose of Station 1 was to discuss the existing character and context within the District and what participants would support regarding uses and building types with future development. The proposed modification for discussion included the idea of splitting the Historic Core District into two parts (Historic Core I and Historic Core II). The proposed changes would limit the types of uses permitted in the respective districts given the proximity to adjacent commercial and/or residential uses.

The Existing Zoning Station included a map of existing zoning districts and a second map outlining the proposed new zoning district. Other boards included a table outlining the proposed uses within the new zoning district, "Historic Core II" and the existing building-type guidelines. The purpose was to introduce the concept of a proposed new zoning district to members of the public and solicit feedback regarding the uses permitted within the new zoning district as well as its location and boundary. Participants were asked what they would support regarding uses and building types with future development. Generally, people were supportive of limiting the height of structures to two stories. In regards to uses, the comments were mixed. Some participants felt that limiting eating and drinking establishments further south abutting residential was necessary, whereas others felt that these uses would add much needed vibrancy to this end of the district. The conversation included discussion on limiting high-density multi-family to maintain the single family character; and placing time/size limits on eating/drinking establishments to encourage less-intensive establishments in this new zoning district.

Written Comments

The following are the written comments from the display boards provided by participants that attended the Public Open House on Tuesday, October 4, 2016.

Board 1 - Existing Zoning

- No comments

Board 2 - Proposed Zoning

- Apply Historic Core limits to ALL areas south of Bridge St.
- Generally supporting of buffering residential
- Need to include Joyce Richard's house (next to L-shaped bldg. – 55 S. High Street) in proposed new district
- Need eating and drinking places along on South High and no people traffic there now. BIG MISTAKE to eliminate restaurants, coffee shops, etc.
- Like this idea! (*in reference to the proposed new district BSD Historic Core II*)
- Generally like concept subject to final details. But like limits on Core II
- Great idea!!! (*in reference to the proposed new district BSD Historic Core II*)
- Would like to improve vitality of this area – don't mind restaurants, etc.
- Extend proposed boundaries further north towards Bridge Street

Board 3 - Existing Building Types

- Limit building height to current residential scale

- Generally supportive. Time-limited eating establishments
- Smaller buildings. Hotels under 5 rooms okay
- Low density residential
- No parking lots in BSD Historic Core II
- No parking lots
- No structured parking south of Bridge St

Board 4 - Existing New Construction Buildings and Historic Buildings

- No comments

Board 5 - Permitted Uses

- We like the new, more restricted uses proposed for Hist. Core II (the B&B idea is a bit iffy – parking?)
- Consider a time-limited eating and drinking establishment (i.e. lunch only)
- The proposed new District BSD Historic Core II is an improvement
- We want food (eating & drinking) in this area. No parking structures (*in reference to the proposed new district BSD Historic Core II*)
- Allow eating & drinking establishments including pubs (*in reference to the proposed new district BSD Historic Core II*)
- Allow food & drinking. No hotels, but open to bed and breakfasts. No parking structure (*in reference to the proposed new district BSD Historic Core II*)